

Preliminary Comments on October 9, 2009 Draft of Renton SMP

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“Water-oriented use” means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses. “Nonwater-oriented uses” means those uses that are not water-dependent, water-related, or water-enjoyment.

Comment: The term “mixed-use” is used in the definition of a “water-enjoyment” use in RMC 4-11-230W; however the term does not appear in the definitions in RMC 4-11-130M. The term “multiple-use” does appear in RMC 4-11-130M. The definition of “water-enjoyment” in RMC 4-11-230W should be revised to replace the term “mixed-use” with the term “multiple-use.”

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Water-oriented uses may be established closer to the OHWN only in cases where the Vegetation Management Buffer is varied in accordance RMC 4-3-090G and shall be no closer than 50 feet unless provided otherwise in a Planned Action effective prior to August 1, 2000.

Comment: Notes 7 and 8 to Table 4-3-090.E.9 Shoreline Bulk Standards apply to building heights in the High Intensity designation for buildings located 0-100 feet from the OHWM. The notes are contradictory and the requirement should be revised such that notes 7 or 8 apply but not both.

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Comment: Note 11 to the standard for impervious area within 100 feet of the OHWM Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation allows up to 75% impervious surface in Lake Washington Reaches H and I. The allowed impervious surface exceeds 75% in the approved Southport Planned Action and Master Site Plan. The portion of note 11 for Lake Washington Reaches H and I should be revised as follows:

Up to 75% impervious surface unless provided otherwise in a Planned Action effective prior to August 1, 2000.

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Comment: Note 12 standard for maximum lot coverage for buildings within 100 feet of the OHWM in Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation allows up to 50% building coverage in the Lake Washington High Intensity Overlay District. The allowed lot coverage exceeds 50% in the approved Southport Planned Action and Master Site Plan. The portion of note 12 for the Lake Washington High Intensity Overlay District should be revised as follows:

Up to 50% building coverage unless provided otherwise in a Planned Action effective prior to August 1, 2000.

Comment: The standard for maximum lot coverage for buildings more than 100 feet from the OHWM in Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation contains a reference to Note 14. There is no note 14. The reference should be corrected.

I need to look at the reqmnt in Note 12 related to the Vegetation Conservation Area to make sure it does not trump the exception in Table 4-3-090G.d.

Michael Christ
1083 Lake Washington Blvd N.
Suite 50
Renton WA. 98056

To whom it may concern:

I am an owner of properties affected by the Draft Shoreline Master Program, and as such, concerned about many conditions and inconsistencies contained within this document.

Starting with the Environmental Checklist:

c. Describe any structures on the site. Non applicable Non Project Action:

... "There are commercial structures including those built as offices and for retail , and the Virginia Mason Athletic Facility and Seahawks Corporate Headquarters, recreational buildings including those for storage picnicking, and general use, industrial facilities including those for light medium and heavy manufacturing and the Renton Municipal Airport. There are also a series of over water and in water structures associated with piers, docks bulkheads, and public access."

Then it goes on to say

d. Will any structures be demolished? If so, what

Non- Applicable , Non project action

The proposed regulations would require structures currently not in compliance with the proposed development standards to be brought into full conformity if there is a major remodel of the structure. This may result in the demolition of some structures, or parts of structures at a future date. The proposed regulations also require the removal of bulkheads, in water and over water structures when minor and moderate remodeling projects are proposed...

In the supplemental Sheets for non-project actions: 5." How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?"

One of the goals of the Shoreline Management Act is to balance the development of shorelines for water oriented uses with public access and no net loss of ecological function. Although not all of the uses currently developed within the shoreline are water oriented or single family, the proposed regulations would prevent new non water oriented uses unless such uses provided for enhanced public access to the shoreline and/or restored shoreline ecological functions. In addition new provisions for non-conforming property require existing non-conforming uses to begin to come into compliance with the policies and development standards of the SMP when minor and moderate alterations are made to the property. Such measures should incrementally result in increased protection and enhancement to Renton's Shoreline.

Here we need to be careful: the Description includes structures that are compliant as well as those which are not, and recreational buildings such as those in the Park and the Cities boat rental building near the airport, together with the current Boeing plant, and the over water and in water structures associated with piers, docks bulkheads, and public access.

The proposed regulations would require structures not in compliance with the proposed development standards to be brought into full conformity if there is a major remodel of the structure. This may result in the demolition of some structures, or parts of structures at a future date. The proposed regulations also require the removal of bulkheads, in water and over water structures when minor and moderate

remodeling projects are proposed. This is not acceptable language. The compliance today, and in the future, should not require the removal of existing infrastructure. The City could easily lose the benefits of all their park improvements at Gene Coulon Park, including the overwater structures the shoring and piers and outbuildings and the boat ramp in the event of a remodel. The boat rental building at the airport, and, the only existing deep water harbor and moorage facility at Southport including docks and protective shoring protecting the uplands portion of the site, and the navigatable harbor. This also includes the outfall flume which ties to the entire Renton bowl, which conveyance is critical to functions of the City, (roadways, Boeing, and the Landing.)

These functions as well as the current uses and modifications to them to support the community should be preserved, and stay within the jurisdiction of the City of Renton.

People in other areas also have uses which may become non conforming uses which should not become a condition to effect the preservation of the current conditions of their shoreline. There are instances where people have a significant investment in those areas within the 200 feet of the waterfront which must be respected and allowed to continue.

The non conforming uses should not condemn the structures, the City as its citizens would never guess the possible benefits to the existing shoreline conditions.

The loss of conformity may also result in difficulties in financing and insuring structures.

The complexity of the regulations must also recognize and protect the rights of the existing as well as proposed mixed use developments contemplated at the Shoreline which have in cases millions of dollars invested, and vesting rights which need to be preserved and incorporated as allowable uses.

The Requirement is to maintain and preserve the existing conditions, and have a no net loss ecological function should not be used to change the accelerate the loss of critical aspects beneficial to the public and preserving the

The work on areas will require work within 200 foot buffers, some of which do not and can-not contain the vegetation buffer such as in high intensity redevelopment sites, and portions of the park. This should be allowable and identified as such.

4). Of the Will proposals require surface water withdrawals or diversions: "The SMP is not expected to change the amount of overall development in Renton and treated demand for water. ? and under storm water (Water Runoff including Storm) Not Applicable and Non-project action? The removal of the outfall flume in front of Boeing and Southport would in fact divert the outfall for one of the most significant storm water conveyances,(serving nearly 300 acres if City Streets, Boeing, and the Landing) and would probably impair the navigational quality and moorage facilities to the Southport harbor do to the inevitable redirection of siltation..

In 8. Land and Shoreline use : it lists the uses but not the ability for this action to limit some of those uses in the future. It could cause displacement of workers and residents in areas which could become non conforming, and result in the loss of the enjoyment of the waterfront by private land owners and the public.

The mandate in the shoreline management and the concept behind the Shoreline Master plan Program is specific in requiring a cumulative impact to "insure no net loss of ecological function and protection of

other shoreline functions and/or uses. The Shoreline Management Goals as described in the SMP draft further described a recognizing and protective private property rights consistent with the public interest, including public rights of navigation and corollary rights incidental thereto.

The current Renton Shoreline Master Program is exceeding this by influencing areas beyond a no net loss principal, and will most surely effect the public and private property rights and navigational properties of those reaches described in the inventories.

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Michael Christ
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Renton WA 98056

To whom it may concern:

I am a property owner in the areas to be affected by the draft Shoreline Master Plan Update,

And wish to comment on the Shoreline Cumulative Effects Analysis, and the Shoreline Master Program documentation.:

In the Summary of the Shoreline Commutative Effects Analysis, it is stated that Watershed- wide processes that have changed natural functions within the Cedar River /Lake Washington ...are a large component of cumulative impacts on ecological process..

It should be noted that the Cedar River as it leads into lake Washington is a man made phenomena, the river connecting to the lake happened only as a consequence of lowering lake Washington, and the notion of a native salmon and steelhead runs in along Renton's shores is patently false. Furthermore The shoring in front of reaches described in the Shoreline Master Program are in many instances those which were utilized during the time when they were dropping the lake. If one looks into the ongoing debate concerning the man made and hatchery runs it seems that a significant number of scientists and fish biologists are concerned about the survival of native runs trying to compete with the hatchery runs etc. It was only a couple of years ago that the sockeye run was so healthy that the fishery opened the lake to angling so the over abundance of fish in the Cedar would not disturb the spawning grounds.

The Cumulative Effects Analysis further describes the application of appropriate development standards and employment of mitigation measures in accordance with the mitigation sequence, those impacts will be addressed in a manner necessary to assure the end result will not diminish shoreline resources and values as they currently exist.

The next paragraph states local government should identify restoration opportunities through the shoreline inventory process and authorize , coordinate and facilitate appropriate publicly and privately initiated restoration projects with in their master r programs. This is now exceeding the mandate of maintaining a balance. We need to find the balance, and when truly understood understand the measures to maintain our habitat, while protecting the water rights of boaters, land owners and residents of the city.

In later sections the Replacement of bulkheads is required only with substantial increases in intensity of use. ...This is not necessary to maintain the existing natural habitat. Reaches such as G,H, I have bulkheads and shoring and overwater structures and water conveyance flumes which are critical to the maintenance of those land areas and are of obvious benefit to the water enjoyment of the harbor and shorelines, Thos e reaches should be removed from this section as they are unique in the lake as providing the highest public and private value as they are now. The ability to modify and continue with the boat ramp, the docks and piers including concessions and the moorage and deep water harbor are too important to place in such a broad program as is suggested.

Comments in the Renton Shoreline Master Program draft 10-09009 include:

Unrestricted construction on the privately owned or publicly owned shorelines is not in the best public interest: the fore coordinated planning is necessary in order to protect the public interest associated with the shoreline jurisdiction while recognizing and protecting private property rights consistent with the public interest. – The unrestricted construction on privately owned or publicly owned shorelines is a false statement, it does not exist, the shorelines are given the highest scrutiny in Renton. And the need to protect the private property rights is violated within the draft- loss of vesting rights, loss of buildable land and the potential for loosing existing uses and built properties which may become non conforming uses in the future. If it is the intent to recognize and protect legal property rights and owners consistent with the public interest. It is critical to preserve the current shoreline protection and aspects of I reaches I, G and H.

Throughout the document a consistent mistake occurs where the statement such as “uses that are compatible with ecological protection and restoration objectives is used whereas the statement and or should be used,,uses that are compatible with ecological protection or restoration objectives (examples in the RSM j are on pages 9 and 10. This should also respect the existing uses and vested uses together with the public access amenity as acceptable in the areas that restoration is not desirable – reaches G,H and I. that maintenance and in some cases improvements could be desired.

Language should be clear that water oriented includes the water enjoyment uses...creating more consistency in the policy. Craft it in such a way that the water access is incorporated but other desired conditions are not protected nor become non conforming.

Also make sure that the developments contemplated as part of mixed use developments in the high intensity districts and reaches I and H, are conforming uses now and in the future ,and are not threatened in any way by the references in the RSM documents.

The water oriented and water enjoyment uses are important in those areas and should be preserved and incorporated in the language of the RSM so that public access meets the requirements.

Other language like the view corridors should be contemplated by the land use code, as they may or may not work in all instances. Allow for the water access by the public.

Walkways at only 4 feet or up to 6 for ADA compliant Preserve, recognize and maintain the navigational aspect of the Southport site, The harbor here and at the park are critical to the boating enjoyment of all of Southport’s and Renton’s, and the regions residents, and the shoring, piling, and docks preserves the use. The harbor has been here since the 1920’s.

Do not allow the harbor to get silted in. In the event the outfall flume – in front of Boeing and Southport gets eliminated the siltation of the harbor is inevitable. We use this harbor – preserve it for ourselves and future generations!

Retain and allow the repair and maintenance of the docks – these get a phenomenal amount of use by residents and visitors to the Southport site.

Make sure the existing uses – apartments and office at the Bristol remain as compatible uses within the Shoreline Master Program

Make sure the proposed uses for the Southport site – Master plan and modified master plan are consistent and allowable uses in the Shoreline master plan. The office will eventually create space for thousands of workers, and the Hotel, restraints, and convention and meeting space creates an ideal opportunity for waterfront enjoyment.

Allow for the preservation, repair and maintenance of the Piling and docks and above water structures in Reaches G,H, and I in the new Shoreline Master Program. The aspects represent a minute portion of the waterfront, but constitute the greatest public benefit in terms of the entire Renton waterfront.

The boat ramp in front of Gene Coulon Park and the docks and concessions are in constant demand and use as are the docks and harbor at Southport. We must conserve them.

Letters needed to comment on the draft Shoreline Master Program

I am a boater and use the harbor and dock at Southport, Make sure the terms of the Shoreline Master Plan preserve the docks and structures and harbor. The shoring protecting the shoreline and the docks and pilings are critical to maintain. The Southport harbor should be kept as a navigational benefit for the future.

I am a resident at Southport, and want to voice my concern over the potential loss of the aspects of the Southport community which drew me to the area. Incorporate language in the Shoreline Master Program which enables:

1. The ability to live and work at or near the water's edge.
2. Protect the harbor where I boat and swim. Keep the shoring and dock structures and allow them to be maintained in the future.

We need to preserve the docks, shoring and piles which protect the shoreline and harbor, and protect the harbor itself in the event the flume to the west were to be removed, it would create a siltation problem in the Southport harbor.

I also welcome the planned development for the balance of the Southport site, which would encourage more visitors to the lakefront and City. Southport's Master Plan is consistent with creating job opportunities and recreations benefits to those residents' visitors and workers.

Letter from the Chamber supporting the Southport development and planned hotel and Office complex, and the existing residential multifamily and commercial and office uses, and a desire to maintain and protect the Southport harbor for boating and possible water taxi and water connections.

Need to retain and maintain the shoring and docks in the future and keep the harbor open for boating.

The structures pilings and shoring have been there in most instances since the Shuffleton plant was in operation in the 1930'. The goals of protecting private property rights consistent with the public interest

and is only achieved if one maintains the integrity of the shoreline, harbor and navigational properties of the Southport property.

Within the landscaping buffer is not reasonable in the reaches GHI where the entire waterfront trail is a critical connection around the lake.

The waterfront landscape buffer is also not realistic in the reaches G,H I where much of it is already carefully designed and integrated in the park or as part of a larger multifamily development.

Policy SH-6 Soil erosion and sedimentation that adversely affect any shoreline within the City of Renton will be prevented or controlled. – The removal of the Shuffleton outfall will result in sedimentation of the Southport harbor.

Policy SH-10 Mixed uses shall prove a significant public benefit with respect to the Shoreline Management Acts objective such as providing ecological restoration – and public access to and along the water's edge – this should be or public access to and along the water's edge. Particularly important in reaches G,H, I where ecological restoration is not possible while maintaining the harbor and desired uses. Policy SH-19 Future multi-family, planned unit development subdivisions, commercial and industrial developments shall provide physical and visual public access along the water's edge consistent with policy provided in table 4.04 – making sure that the visual access is only at the water's edge...in some cases trees and improvements would block it from distant vistas.

The table SH-27

The language should be clear that the currently vested uses and built multifamily structure is acceptable as far as its use.

The Reach I should contain the language that it should be preserved in a way that also preserves and is integrated into the harbor property at Southport –

Again in the Lake Washington reach J ecological restoration could condemn structures and buildings desired. The maintenance and preservation is important to think about.

Policy SH-28 – to increase recreational boating opportunities it will require the maintenance and possible expansion of facilities in reaches G,H I. Including Docks shoring maintenance, and above water structures.

Section 4-3-090 the language allowing for the mixed use developments like at Southport (consistent with the modified Master Plan 1/09) should remain as permitted, conforming allowable uses and as such the “water enjoyment” aspect and designation of non water enjoyment uses of the residential above commercial should be allowable in the SMP requirements along the shoreline and continue as allowable use. And as a footnote the and/ or language needs to be inserted in the High Intensity Overlay District, including the redevelopment of former industrial areas on lake Washington. Management policies iii. Needs to be re written to omit the removal and replacement of shoreline armoring in reaches G,H, I .

In closing – this is a document which needs quite a bit of fine tuning to meet the Cities objectives. Please coordinate the existing uses as well as preserve the shoreline uses the master plans, and infrastructure

including the piling armoring and above water structures in those areas designated in reaches G,H,I these need to be preserved.

Again water oriented and water enjoyment areas should be treated similarly. Requiring the pedestrian access. But not losing other benefits and compatibility the SMP. The Aquatic Shoreline Overlay should also allow for the development of water enjoyment – non water dependant uses.

The section 4-3-090.E.9 the statement is in conflict with provisions of other county regulations the more restrictive shall prevail. This is dangerous language for such a far reaching document such as the SMP. One should keep the determination in the hands of Renton.

Table 4-3-090.E9 Shoreline build standards

These should reflect the current zoning and setbacks and heights and impervious area calcs. as currently vested to those properties in reaches G and H. The setbacks are 35 for water dependent, water oriented and non water oriented at Southport for the mixed use residential, and vegetation conservation buffer is a N/A and the building heights are 0-75 feet from the HWM at 75 feet, and 125 feet 100feet to end of Shoreline. Impervious area is a N/A. These should all be incorporated clearly as other aspects of the existing Master Plan for Southport.

Commercial Docks exist now and should be preserved. They have historic value and current value. The Docks and Flume structure at Southport have served commercial uses – conveying materials in 200 foot barges to the power plant, the current use as a berth age and moorage facility for commercial vessels like the Waterways vessels and the Argosy as well as the use by the Seafair staff as a loading dock for the fireworks display and boat races.

Preserve, recognize and maintain the navigational aspect of the Southport site, The harbor here and at the park are critical to the boating enjoyment of all of Southport's and Renton's, and the regions residents, and the shoring, piling, and docks preserves the use. The harbor has been here since the 1920's.

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and Associates

PLANNING, LAND USE
AND DEVELOPMENT SERVICES

November 5, 2009

Erika Conkling, AICP, Senior Planner
Planning Division, Department of Community & Economic Development
City of Renton
1055 South Grady Way
Renton, Washington 98057

Re: Comments on the October 9, 2009 Draft of City of Renton Shoreline Master Program Update

Dear Ms. Conkling:

Below are my comments on the October 9th draft of the proposed update of the City of Renton's Shoreline Master Program:

Comment #1: The definition of "Water-Oriented/Non-Water Oriented" (RMC 4-11-230W on page 133) is inconsistent with the definitions in WAC 173-26-020(38) and WAC 173-26-020(23) and should be revised as follows:

"Water-oriented use" means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses. ~~refers to any combination of water-dependent, water-related, and/or water-enjoyment uses and serves as an all-encompassing definition of priority uses under the Shoreline Management Act.~~ "Non-water-oriented uses" means those uses that are not water-dependent, water-related, or water-enjoyment. ~~serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the Shoreline Management Act. Examples of non-water-oriented uses include professional offices, automobile sales or repair shops, mini-storage facilities, multi-family residential development, department stores and gas stations; these uses may be considered water-oriented where there is significant public access.~~

Comment #2: The term "mixed-use" is used in the definition of a "water-enjoyment" use in RMC 4-11-230W on page 133; however the term does not appear in the definitions in RMC 4-11-130M. The term "multiple-use" does appear in RMC 4-11-130M (page 130) and should replace the term "mixed-use" in the definition of "water-enjoyment" in RMC 4-11-230W.

Comment #3: Section d of the Shoreline High Intensity Overlay District relates to Use Regulations (page 34.) The reference to Section 8.01 is incorrect and should be corrected, and the last sentence should be modified as follows to recognize the acceptability of varied solutions near the water as allowed elsewhere in the SMP Update:

"Uses adjacent to the water's edge and within buffer areas established in Section 8.04 ?????? are reserved for water-oriented development, public access, and/or ecological enhancement.

Comment #4: Section b of the General Development Standards relates to View Obstruction and Visual Quality (page 40.) The Southport Planned Action and Master Site Plan contain approved view corridors. The following sentence should be added to the end of subsection i of Section b

"View Obstruction and Visual Quality" on page 40:

"View corridors for the Southport water-oriented use are established in the Southport Planned Action and/or Master Site Plan."

Comment #5: The reference to Table 6.09 in subsection ii of the View Obstruction and Visual Quality standards (page 40) should be corrected.

Comment #6: Section d ii of the "Public Access" standards addresses public access on sites that do not include vegetated open space (pages 42 and 43.) The Southport multiple use development is located on such a site and has approved public access components in the Southport Planned Action and/or Master Site Plan. The following sentence should be added to the end of subsection d ii of the Public Access standards on page 43:

"Public access requirements for the Southport water-oriented use are established in the Southport Planned Action and/or Master Site Plan."

Comment #7: Note 3 to Table 4-3-090.E.9 Shoreline Bulk Standards on page 58 allows a setback of 50 feet for water-oriented uses where the Vegetation Management Buffer is varied in the Shoreline High Intensity designation. The setbacks in the approved Southport multiple use development allow for water-oriented uses to be located no closer than 35 feet from the ordinary high water mark. Note 3 should be revised as follows:

"Water-oriented uses may be established closer to the OHWN only in cases where the Vegetation Management Buffer is varied in accordance RMC 4-3-090G and shall be no closer than 50 feet unless provided otherwise in the Southport Planned Action and/or Master Site Plan."

Comment #8: As mentioned above, note 3 to Table 4-3-090.E.9 Shoreline Bulk Standards allows a setback of 50 feet for water-oriented uses where the Vegetation Management Buffer is varied in the Shoreline High Intensity designation. However, the Specific Use Regulations for Commercial and Community Services in RMC 4-3-090.F.3(f) on page 66 require that non-water-dependent commercial buildings be located "no closer than 100 feet from the ordinary high water mark;" It is possible that non-water-dependent commercial buildings could be part of a water-oriented use. Additionally the setbacks in the approved Southport Planned Action and Master Site Plan vary from 35 feet to 200 feet. For consistency, the Specific Use Regulations for Commercial and Community Services in RMC 4-3-090.F.3(f) on page 66 should be revised as follows:

"Setbacks for non-water-dependent oriented commercial buildings uses shall provide for public access adjacent to the water and shall be located no closer than 400 50 feet from the ordinary high water mark; provided this requirement may be reduced through the conditional use process for specific designs that improve the overall quality of public access to and along the water's edge and maintain the ecological functions of Vegetation Conservation buffers in accordance with 4-3-090.G.1. Setbacks for the Southport water-oriented use shall be as established in the Southport Planned Action and/or Master Site Plan."

Comment #9: Notes 7 and 8 on pages 58 and 59 to Table 4-3-090.E.9 Shoreline Bulk Standards apply to building heights in the High Intensity designation for buildings located 0-100 feet from the OHWM. The notes are contradictory in that note 7 allows additional height only for water-dependent uses whereas note 8 allows height limits as established in RMC 4-2 which include many non-water-dependent uses with allowed heights greater than 35 feet. The requirement should be revised such that notes 7 or 8 apply to building heights in the High Intensity designation for buildings located 0-100 feet from the OHWM.

Comment #10: Note 8 to Table 4-3-090.E.9 Shoreline Bulk Standards applies to building heights in the High Intensity designation for buildings located 100 feet to the end of the Shoreline and includes a specific provision for Lake Washington Reaches H and I. The Southport multiple use development is located in Reach H and the provision is inconsistent with the allowed height limits in the approved Southport Planned Action and Master Site Plan. The following sentence should be added at the end of the specific provision for Lake Washington Reaches H and I on page 59:

"Height limits for the Southport water-oriented use shall be as established in the Southport Planned Action and/or Master Site Plan."

Comment #11: The standard for impervious area within 100 feet of the OHWM on Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation contains a reference to Note 12. However, the content of Note 12 addresses lot coverage. Note 11 addresses impervious surface. The reference should be changed to Note 11.

Comment #12: Note 11 on page 60 to the standard for impervious area within 100 feet of the OHWM on Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation allows up to 75% impervious surface in Lake Washington Reaches H and I. As mentioned above, the Southport multiple use development is located in Reach H. The allowed impervious area in the approved Southport Planned Action and Master Site Plan exceeds 75%. The portion of note 11 on page 60 for Lake Washington Reaches H and I should be revised as follows:

"Up to 75% impervious surface unless provided otherwise in the Southport Planned Action and/or Master Site Plan."

Comment #13: The standard for maximum lot coverage for buildings within 100 feet of the OHWM on Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation contains a reference to Note 13. Note 12 and not note 13 addresses lot coverage. The reference should be changed to Note 12.

Comment #14: Note 12 on pages 60 and 61 allows up to 50% building coverage in Lake Washington Reaches H and I within the High Intensity Overlay District. The allowed lot coverage in the approved Southport Planned Action and Master Site Plan exceeds 50%. The portion of note 12 on page 61 for Lake Washington Reaches H and I should be revised as follows:

"Up to 50% building coverage unless provided otherwise in the Southport Planned Action and/or Master Site Plan."

Comment #15: The standard for maximum lot coverage for buildings more than 100 feet from the OHWM in Table 4-3-090.E.9 Shoreline Bulk Standards for the High Intensity designation contains a reference to Note 14. There is no note 14. The reference should be corrected. If in fact the current note 13 on page 61 should be note 14, there is an apparent inconsistency between the impervious surface standard and the lot coverage standard. For example, the lot coverage standards for the UC-N2 zone in the RMC 4-2 Development Standards are much greater than the 50% impervious surface limitation in Table 4-3-090.E.9.

Comment #16: The description of the Southport development in Lake Washington Reach H on "Table 4-1 Shoreline Restoration Strategies by Reach" on page 4-4 of the "Shoreline Master Program Update Draft Shoreline Restoration Plan" is incorrect and should be corrected as follows for consistency with Table 4-3-090.G.d. relating to Lake Washington Reach H and approved Southport plans:

"This site has ~~received preliminary approvals~~ an approved Planned Action and Master Site Plan for mixed use development. Buffers for vegetation management are not

~~addressed in existing approvals not required due to the existing conditions on the site.~~
and ~~o~~opportunities for public access along the waterfront and ~~support~~ water oriented
uses are the designated priorities.”

Sincerely,



Bill Stalzer

Cc: Michael Christ, SECO Development

ABODE REAL ESTATE SERVICES, LLC

1083 LAKE WASHINGTON BLVD. N ♦ SUITE 50 ♦ RENTON ♦ WASHINGTON ♦ 98056

TEL: 425/282-6679 ♦ FAX: 425/282-5838

November 3, 2009

To Whom It May Concern:

As the leasing agent for the commercial space at The Bristol at Southport, I have a vested interest in the future of the Shoreline Master Program.

The Bristol is a vibrant, mixed-use development of more than 400 residents, 25,000 square feet of commercial space and guests and customers. It is often described as the finest multi-family community in Renton, and is utilized in the City of Renton's vision for the future. The community is featured in the Renton Chamber of Commerce's marketing materials publicizing the benefits of living in Renton.

I wish to voice Abode's concerns over the language in the draft Shoreline Master Program.

The shoreline docks and harbor are the number one selling point for commercial tenants looking at the Southport community. Waterfront space is a huge attraction and without a well-maintained dock and harbor facility, the benefit is lost.

The community residents, visitors, and commercial boating operations such as Waterways and Argosy use the docks. Seafair operations depend on the dock facility for use as a staging area for the hydroplane races and fireworks shows. Southport has been identified by King County Metro as the only possible site in Renton capable of hosting a passenger ferry, and although this project has been tabled for the moment given the current economy, Southport hosts the only deep-water harbor and deep-water berthage which can accommodate this inevitable use that will be a tremendous benefit to the residents and commercial and office tenants in the community.

The harbor and docks could eventually serve as a waterway connection between Southport and other parts of Lake Washington. Future businesses, hospitals, and campuses would benefit from the Southport harbor should they elect to move to Renton. In addition, it is an essential benefit to the proposed 750,000 square foot office project and hotel and convention center planned for the Southport site. When fully built-out, the site will accommodate an additional 2,000 employees in the office project as well as visitors and staff for the hotel and restaurants, which would also benefit from the public access and navigational aspects of this port and harbor.

This deep-water harbor is unique and should be preserved. Do not remove the sheet pilings to the west in front of Boeing. Without a siltation plan in place (identified as the Shuffleton outfall flume), this flume is the major stormwater conveyance point for the entire Renton bowl to the south and west of Southport, including The Landing, much of Boeing, and the City of Renton streets. The removal of the existing outfall at the Southport property and in front of Boeing would lead to siltation in the harbor, the loss of a critical navigational waterway, and the only deep-water dock in Renton. It is these docks that have accommodated large commercial vessels and barges since the 1930s.

Abode requests that the last two phases identified in the January 2009 modified Masterplan are permissible and conforming uses within the code. This includes the setbacks, allowable heights, and impervious area sections. Southport's as well as the City's vision for this area must be preserved. The proposals, including the existing structures and the maintenance of the shoring, dock structures and docks, are consistent with the intent of the Shoreline Management goals: recognizing and protecting private property rights and the public interest, and protecting general public rights of navigation and corollary rights.

The harbor, along with the docks and shoring, has been present since the 1930s. The outfall flume is necessary to maintain the outfall conveyance for the entire area including the City of Renton, The Landing, and Boeing, and must be maintained and preserved to protect this unique deep-water harbor and dock.

I appreciate your time in reviewing my concerns and hope that the City will listen to the community of Southport and preserve this great amenity and beautiful addition to the waterfront.

Sincerely,

ABODE REAL ESTATE SERVICES, LLC



Lisa L. Collins
Designated Broker

Judith Subia

From: jack@jackpaauw.com
Sent: Tuesday, November 03, 2009 5:13 PM
To: Shoreline
Subject: Help protect land to boat access at Southport

To whom it may concern,

I own a sailboat (with keel) which I have tied seasonally to the dock (and Shuffleton outfall flume) at Southport.

I have been doing this for years, and enjoy the navigable harbor at Southport and the dock usage.

When drafting the Shoreline Program, make sure a provision to maintain the harbor, docks and shoring, including the flume are preserved uses, and can be maintained and improved over time.

Do not allow the harbor to get silted in if the flume to the west in front of Boeing were to be removed! Sailboats are inherently eco-friendly, but have keels and require deeper water to navigate than power boats.

I would suggest language that allows the further expansion to the dock area, as this is the only deep water harbor in Renton.

Sincerely,

Jack Paauw
2403 60th Ave SE
Mercer Island WA 98040

November 3, 2009

To whom it may concern:

I am the community Manager of The Bristol at Southport in Renton and I would like to voice my concern regarding draft Shoreline Master Program. We house over 400 residents and this number does not include the countless visitors we get every year.

I have worked at Bristol for 4 years and in that time I have witnessed how important the Docks and harbor area are to our residents. It has become a part of their daily routines and for most of them a part of their lives. I have seen residents get married, come together as friends on the 4th of Julys, have picnics and numerous other activities.

The docks are not just used by the residents; it's also used by visitors from the park, Boeing employees and Waterways cruise lines. Not to mention it is needed by the Seafair staff for staging purposes. Taking the docks away from all of these citizens will be a drastic act on the city's part. Now is a time when people need this type of support when everyone and someone they know needs a place to escape from the economical difficulties.

I'd also like to add that all this traffic that we get on our Southport docks brings in and will continue to bring in quite a bit of income for the City of Renton's newest shopping center, The Landing. I think in rebuilding the economy this is a huge factor and that this topic definitely needs to be revised.

I hope you can reconsider the plans of the Shoreline Water Program, please don't take our docks away and see how important this is for a lot of residents and a lot of other people.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jacky Nelson", with a long horizontal line extending to the right.

Jacky Nelson
Community Manager

Emmanuel Bass
1085 Lake Washington Blvd N C-102
Renton, WA 98056

November 3, 2009

To Whom It May Concern:

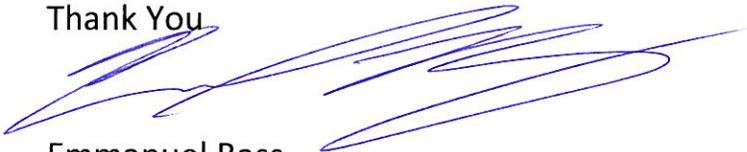
I am writing this letter to express my disgust for the planning of the Shoreline Water Program. I am a current resident and have been living here for a while now and the docks are a very important aspect as to why I moved to The Bristol in the first place. I have grown up in Renton my whole life and I have never seen a property that offers all that Bristol offers and more. The Bristol is the only property in Renton that has a waterfront dock that can be used by residents and it does get used very often by residents and their guests on a daily basis.

I understand the reasoning behind the program being put into effect but I feel like the wildlife is being taken care of and many of the other residents here are very cautious of not polluting in that the area and being very responsible in taking care of the dock and that water area.

During the summer all I did was stay on the Bristol's dock and have friendly get together's and relax. If that dock were taken away I think I would have to sit down and take serious thought moving to another city that can offer me the same waterfront lifestyle that I **HAD** with the Bristol like Kirkland perhaps.

Living at the Bristol has given me sense of peace and tranquility and I ask that you not take that away because of a couple boats and jet skis that go on the water in the summer. The point of having a waterfront property is to have a dock that you can use on those warm summer days that make you feel warm. I get that feeling at the Bristol and it is a feeling I never want to lose.

Thank You


Emmanuel Bass

Ryan & Elizabeth DeLorie
1083 Lake Washington Blvd N.
#D206
Renton, WA 98056
November 3, 2009

City of Renton
Shoreline Water Program

To whom it may concern:

Today I received some disturbing news by my apartment community here at The Bristol at Southport. It has come to my attention that the city of Renton intends on removing the dock and making it a wildlife sanctuary. I find this rather troubling since this is one of reasons I chose to move to this wonderful property. Although I haven't been a resident at this community for a long time I find it to be one of the main attractions that The Bristol offers.

I find the dock to be a great escape for me and my wife. It's been a reoccurring event for us to take a nightly stroll down to the water and watch the ducks and enjoy the Seattle skyline. We appreciate the aquatic life and scenery and find it soothing to know we have such a wonderful amenity. The docks provide so much pleasure and enjoyment to all residents here at The Bristol.

If these docks are removed it will take away the uniqueness of the property. I've had the pleasure of living all over the country and never before have I seen an apartment complex that has their own private docks. For some residents this was their sole purpose of moving to this property. In the summer time Water Way Cruise Lines uses our dock to moor and provide transportation for their guests. This provides an economic boost to local shops and vendors.

Please reevaluate your decision making when it comes to The Shoreline Water Program.

Sincerely,

Ryan DeLorie

Kellina E. McGurr

1083 Lake Washington Blvd N D-203
Renton, WA 98056

November 3, 2009

To whom it may concern:

I recently heard the city is considering removing my complex's dock area. I am writing this letter to fight for our complexes' right to keep our docks. Part of what attracted me to the Bristol complexes was the fact that it was on the water. The docks are a great place to enjoy Lake Washington without being in the middle of Coulon Park traffic. It is also a great place to just sit and enjoy the water or read a book with a nice breeze. The dock area has also been used to throw community parties. It would be a great loss to lose an area that so many of us in the complex enjoy. I ask that the city reconsider taking the dock area away.

Sincerely,

Kellina E. McGurr

Talvinder Sahota
1085 Lake Washington Blvd N #C311
Renton, WA 98056

November 3, 2009

To Whom It May Concern:

I am a three year resident of our city and The Bristol at Southport, and I am writing to express my concern about recent planning and the pending decision of the Shoreline Water Program. I understand that the decision is being considered to take the docks at Southport away from the area and preserve the nature around it.

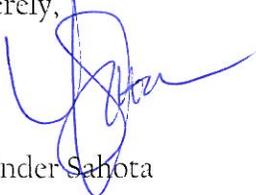
However, I do not believe that the nature is being affected as the docks are right now. Residents like me love the fact that we see geese, ducks, turtles, otters and other animals around the docks and in the water year round. We appreciate nature and enjoy sharing our environment with the natural animal habitats. My two year old son wakes up each morning and wants to go and see the ducks each and every morning. He is appreciating nature at such a tender age and will grow up understanding the importance of nature.

Not only are the docks a great amenity for the residents here, but it is a great attraction for visitors as well. They bring and will continue to bring tourism to the city of Renton when we have Waterway cruises use our docks. This tourism brings in REVENUE for the City of Renton and will continue helping the city grow in such hard economical times as right now.

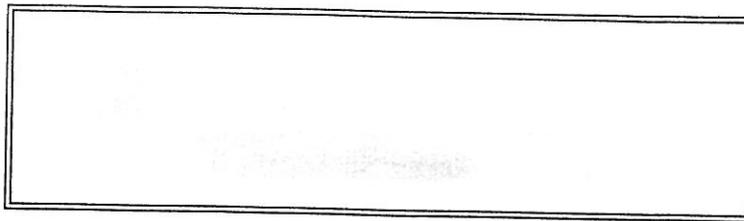
It would seem that taking away our docks would bring lack of appreciation and more neglect to the nature. Consider that residents had to drive to go elsewhere to enjoy the July 4th fireworks or other events that we have on the docks. This would not only create more traffic but also bring more potential drunk drivers on our streets. This traffic will increase air pollution and cause more drinking and driving.. I think these issues are a bigger prevention factor that we should pay closer attention to. Taking away the docks will force more than 350 households here at The Bristol and [not to forget to mention surrounding thousands of households] to go elsewhere to enjoy waterfront living with docks..

Are these tradeoffs that we really want to make? I hope you can understand the importance of these docks.

Sincerely,



Talvinder Sahota



November 3, 2009

City of Renton

Re: Shoreline Water Program

I was just recently informed about the City of Renton making a decision of letting the Bristol at Southport's dock become a wildlife sanctuary rather than allowing residents and guests to use it for recreational purposes. This is really an injustice to the people that live at the Bristol. I have resided at the Bristol for 8 years just because of my access to the docks. After my divorce, this was a place that I could mentally recover from a difficult time and being on the dock was my rescue.

Every year, I have a 4th of July celebration to enjoy the fireworks that the City of Renton endorses. Colleagues join us and we spend money not only at the Southport Café, but at the local stores for the event. If you take away the dock use, then we will celebrate elsewhere and so will our money. If you take away the docks from the residents, then they will leave and again, so will the money that we spend in the Landing and in Renton. This is the only reason some people live at the Bristol.

In regards to the wildlife, the waterfowl, Osprey, Eagles, turtles, etc., I have never seen anyone bother these animals in the 8 years I have lived and walked the park. If anything, everyone is very respectful and just observe them. If you remove people from the docks, then you remove a great learning experience for people from all over the world. Some people have never been able to watch an Osprey catch a fish, but this is where we sit and watch and learn.

The docks are invaluable and I hope that you will not allow this program to be approved.

Regina M. Ousley
Wines Unlimited by MS²
1131 Lake Washington Blvd North
Ste. E-317
Renton, WA 98056

City of Renton

Dragan Jagnjic
1085 Lk Wash Blvd N Apt. C-107
Renton, Wa 98056

November 3rd, 2009

Dear Sir or Madam,

I am writing to you in regard to the Shoreline Master Program. I am not sure if you are aware but in front of the Bristol at Southport apartment complex on beautiful Lake Washington there is a great dock facility that is used by many residents during the nice spring, summer and fall days, including yours truly.

It is a very nice place to relax, read a book, suntan, to get away from the daily grind and just be one with the surroundings. I personally use it quite often and would like to hate to see the dock deteriorate.

Thank you!

Sincerely,



Dragan Jagnjic

November 3, 2009

City of Renton

Shoreline Water Program

After hearing about the City of Renton's potential decision to not allow Bristol at Southport's residents to use the docks, I had to write a letter of protest.

To make it a wildlife shelter and not allow the resident's to use the dock will cost the City of Renton a lot of revenue that I know is important to the city. I can say that the only reason I live at the Bristol is because I can come to the dock and reflect. I was in a wheelchair for over 4 years. I couldn't walk or stand when I moved into the building. My only solace was my husband wheeling me down to the dock in my wheelchair just to get out and I could feel like I was living again. If you take that away from other people like me, then you are doing more harm than good.

My brother-in-law's sister was married on the dock. It was beautiful. And guess where they bought all their food, wine, and the like – The Landing. If they had to go someplace else, then so would that money that the city desires.

This dock is a destination. People come here to go boating off the dock. They have 4th of July parties, which is what the City of Renton endorses. There are weddings. People gather there after work to decompress after a long day at work or to reflect on what is going on in their lives.

I am all for wildlife protection, but no one bothers the wildlife. I only see people watch the turtles, ducks, and birds. If you remove the people from the docks, then you are not teaching anyone anything about the wildlife.

Please do not remove the Bristol docks from the residents that really need them.

James and Randi Carnaghi
Carnaghi Ministries
1131 Lake Washington Blvd North
Unit E-311
Renton, WA 98056

Lana Getubig
1083 Lake Washington Blvd N, D411
Renton, WA 98056

November 4, 2009

Renton Department of Community and Economic Development
1055 S. Grady Way
Renton, WA 98057

Subject: Master Shoreline Plan

Dear City of Renton:

As a resident of The Bristol at Southport, I am writing on behalf of the shoreline use at the complex which consists of a dock area. Residents at The Bristol enjoy the use of the dock year round to participate in community and Holiday events and to enjoy sunsets as well as a view of the Lake and its wildlife residents. In addition, residents and The Bristol staff are committed to keeping the area clean and non-obtrusive as possible. It would be a shame to lose this structure.

While it is important to maintain our shorelines, it is also important for the residents and the City to collaborate and start a clean marina program to reduce pollution of natural resources. I would like to keep the dock area and improve our shoreline through other means such as the installation of birdhouses or nesting boxes suitable for species and planting extra shoreline plants for wildlife. The Bristol staff could also provide in a "Welcome Packet" lakeside living information about how to protect water quality and the environment.

For someone who is fairly new to greater Seattle, I chose the City of Renton and The Bristol over other communities. It has been great transition for me and BOTH offer many great outdoor experiences that I hope remain in the neighborhood.

Regards,

A handwritten signature in black ink, appearing to read 'Lana Getubig', written in a cursive style.

Lana Getubig

ABODE

A MANAGEMENT SERVICES COMPANY

Suite 50
1083 Lake Washington Blvd N
Renton, Washington 98056
425-282-0880
www.abodehousing.com
info@abodehousing.com

November 3, 2009

To Whom It May Concern:

I am responsible for the management and leasing of the 383 apartments at the Bristol at Southport located on Lake Washington Blvd. North.

I have worked at this site for over 8 years and have personally witnessed how important it is to the public to have access to this amazing waterfront. The docks and the harbor are one of our biggest selling points. It's not common for everyone to have an opportunity to live on the water but the Bristol can offer this experice. Our resident's chose to move to Renton for that very reason.

The harbor and docks could eventually be a connection between Southport and other areas of Lake Washington. This would add a major revenue steam for local businesses and the City of Renton. In addition, it is a critical benefit to the proposed 750,000 square foot office project and hotel and convention center planned for the Southport site. This would accommodate over 2,000 employees in the office project as well as visitors and staff for the hotel and restaurants.

We need to have the ability in the future to restore and maintain the existing structures so it is a conforming use with the Shoreline Master Program. I ask that the City of Renton preserve this great amenity and public access to the waterfront.

Thank you for your time.

Sincerely,

Abode Management, LLC



Julia Peckham
Asset Manager
Designated Broker

Judith Subia

From: Sam Ocean [sam@mccauley.com]
Sent: Wednesday, November 04, 2009 11:45 AM
To: Shoreline
Subject: Southport / Renton.

TO : Whom It May Concern.

My name is Evgueni Samochine.

My family owns a boat which we historically tie to the dock (and Shuffleton outfall flume) at Southport.

We have been doing this for years, and really enjoy the navigable harbor at Southport and the dock usage.

When drafting the Shoreline Program, please make sure to make a provision to maintain the harbor, docks and shoring, including the flume are preserved uses, and can be maintained and improved over time.

Please do not allow the harbor to get silted in if the flume to the west in front of Boeing were to be removed!

I would suggest the further expansion to the dock area, as this is the only deep water harbor in Renton.

Sincerely,

Evgueni Samochine
12408 - 138th St.Ct. East.
Puyallup, WA 98374

November 4, 2009

Renton City Hall
1055 S. Grady Way
Renton, WA 98057

Dear City of Renton:

I am writing this letter to introduce myself, as a resident of The Bristol Apartments it has come to my attention that the City of Renton has mentioned the possibility of closing our dock located at 300 Lake Washington Blvd North in Renton WA. I am requesting that this action be reconsidered.

This dock is part of our home, it has provided us with a place to relax after a hard day of work, the opportunity to take our children and spend some quality time enjoying nature and each other in a safe and pleasant environment. It gives us the opportunity to sit down and truly admire the beauty of nature in this great state of Washington.

We ask you to please reconsider your proposition. This is part of our home and we care for it.

Sincerely,

Maria Martinez
1133 Lake Washington Blvd North #F202
Renton, WA 98056

Erika Conkling

From: Manager [manager@thebristol.net]
Sent: Wednesday, November 04, 2009 11:46 AM
To: Shoreline
Subject: FW: Pier Construction

Please read below!

Jacky Nelson

Business Manager

Happy Residents is what brings passion and purpose to my work.



1133 Lake Washington Blvd N
Renton WA 98056
www.thebristol.net

☎ Phone: 425-228-3313
☎ Fax: 425-228-3316
✉ Email: manager@thebristol.net

CONFIDENTIALITY NOTICE: Both Jacky Nelson and Abode Management LLC, intend that this message be used exclusively by the addressee. This message may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this communication in error, please permanently dispose of this original message and notify Mrs. Nelson immediately at (425)228.3313.

Thank you for your cooperation



Please consider the environment before printing

From: Adam Bates [mailto:eye4numbers@hotmail.com]
Sent: Wednesday, November 04, 2009 11:38 AM
To: manager@thebristol.net
Subject: Pier Construction

11-4-2009

Dear Renton Decision Makers,

I've had the pleasure of being a resident at the Bristol for the past year. In that time I have enjoyed this vibrant, clean, and welcoming community. This area is blessed with abundant wildlife including turtles, herron, fish, ducks, and other species. I have never seen these species in distress or in need of assistance. I understand you are in the process of considering "cleaning up" the area by removing the dock and submersed pier supports. At this time in our community the phrase "if it isn't broke don't fix it" truly applies. Unless there were immediate environmental hazards to be cleaned, I do not see the value this adds to the city. There have to be other projects which could use the construction dollars, such as

subsidizing communities like this one trying to expand your tax base with additional tenants.

Many Thanks,

Adam Bates
Apt D-408

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